

FOR SUBLEASE  
BEND OFFICE

## OFFICE SPACE FOR SUBLEASE

334 NE Irving | Bend OR



New sub-lease available on ground floor in the East West building!  
Sub-Lease through January 31, 2025. This 1,026 +/- SF office space includes 3 private offices, reception seating, reception and work area, break area. Off street parking on both north and south sides of building.

\$1.25 per square foot per month plus NNN, with 3% increase in rent each February.

Easy to show, and can be available for occupancy on short notice.  
Contact listing broker for more information.

**Lease Rate:**  
**\$1.25/SF/Mo + NNN**

- Sublease through 1/31/25
- 1,026 +/- SF
- Est. NNN \$0.49/SF/Mo

**Dan Steelhammer, Broker**

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**FRATZKE**  
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*With you every square foot of the way*

**DISCLAIMER:** This information is from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Fratzke Commercial Real Estate. All measurements are approximate.